



222 SOMERSET STREET W.

Office Condominiums For Sale or Lease
Ranging from 851 SF to 6,660 SF



PROPERTY OVERVIEW

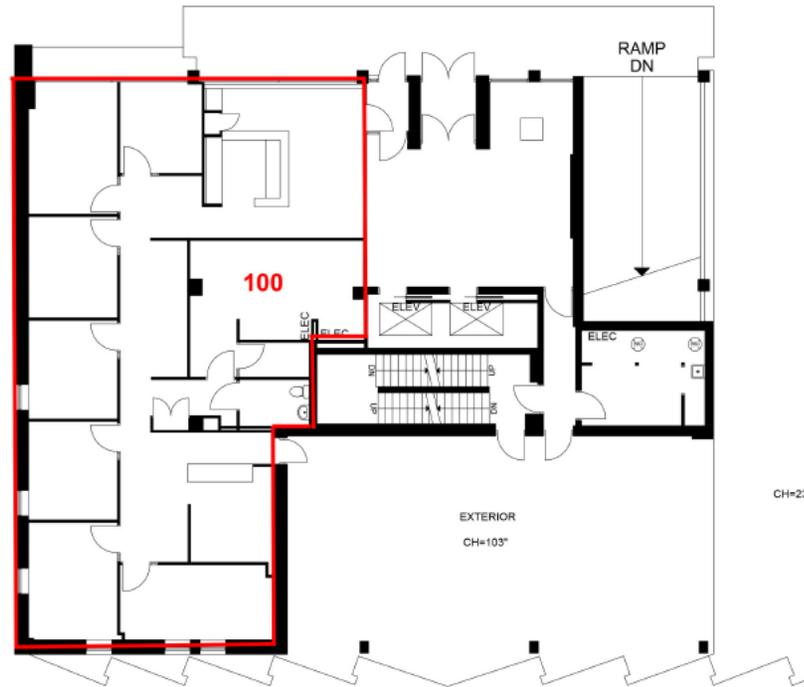
Located in the heart of Centretown, just half a block from the vibrant shops and restaurants along Elgin Street, 222 Somerset Street West offers multiple office condos available for sale or lease, with a range of suite sizes and layouts. The Property provides convenient access to Highway 417 (the Queensway) and features both surface and underground parking.

Property Highlights

- On-site Shower Facilities
- On-site Fitness Facility
- Renovated lobby and common areas
- Parking Ratio 1 / 1,000 PSF
- Underground & surface parking for purchase or for lease
- ~15-minute walk to Parliament LRT Station

FLOOR PLAN

Suite 100
2,326*
Sq. Ft.



*Per BOMA

SUITE HIGHLIGHTS

This ground-floor unit measures 2,326 sq. ft., is beautifully fixtured in move-in ready condition, and has great street visibility. Well positioned for a professional office benefiting from high visibility and steady foot traffic from Elgin Street.

- Ground-floor unit
- Built-in reception area

\$25.00/SF
Net Rent

\$18.43/SF
Additional Rent

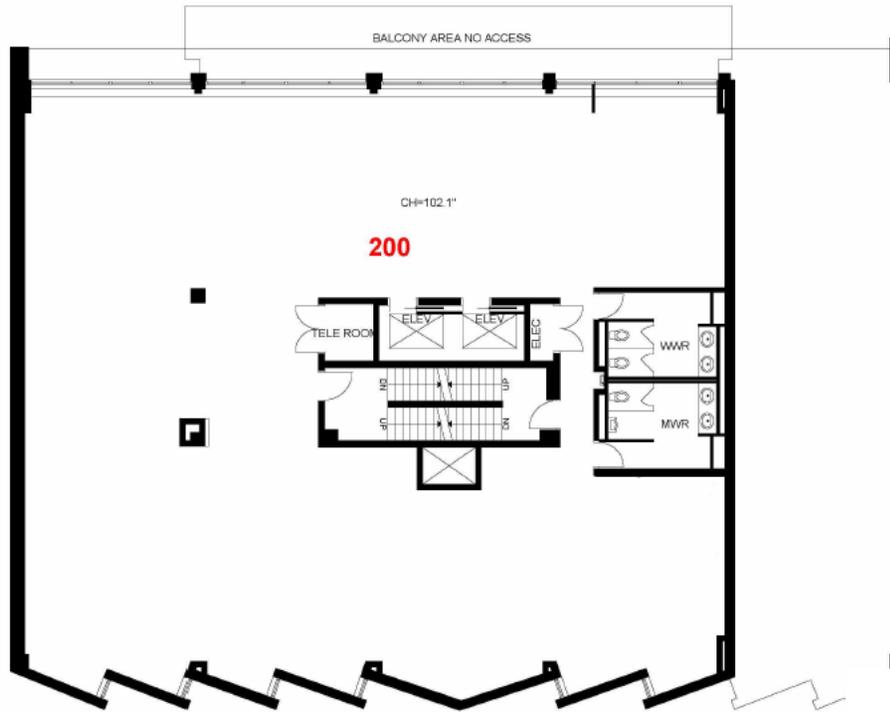
\$1,150,000 Sale Price

\$2,025/Mo.
Condo Fees

\$15,527/Yr.
Taxes (2025)

FLOOR PLAN

Suite 200
5,008*
Sq. Ft.



*Per BOMA

SUITE HIGHLIGHTS

This 5,008 sq. ft. full-floor unit is in shell condition, has wall-to-wall windows on its north side, and is ready for your customized build-out.

- Direct elevator access to the unit
- Recently updated washrooms

\$14.00/SF
Net Rent

\$18.43/SF
Additional Rent

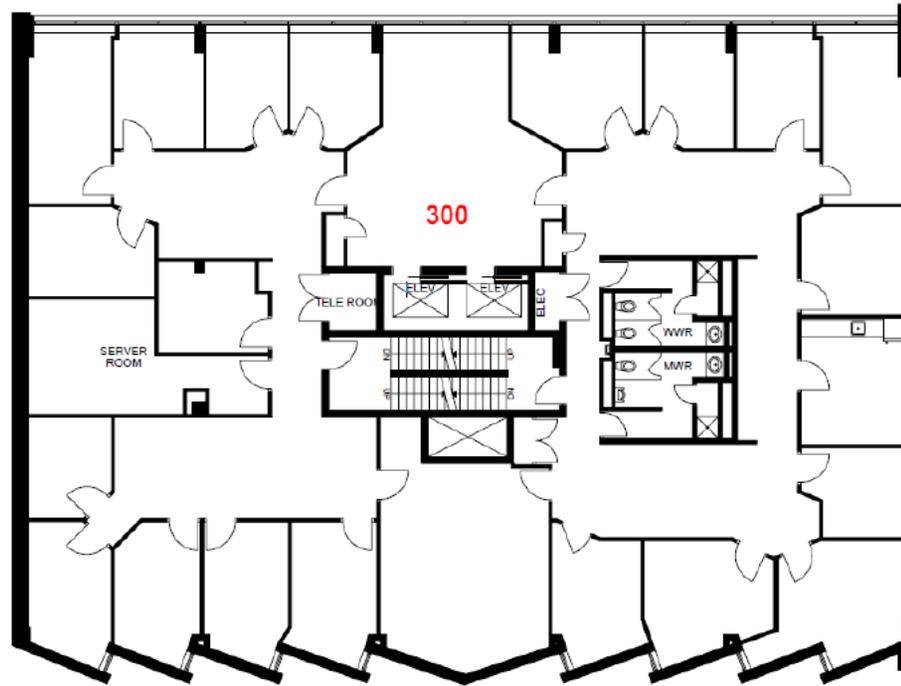
\$1,299,000
Sale Price

\$3,627/Mo.
Condo Fees

\$31,505/Yr.
Taxes (2025)

FLOOR PLAN

Suite 300
6,660*
Sq. Ft.



*Per BOMA



SUITE HIGHLIGHTS

This 6,660 sq. ft. full-floor unit has wall-to-wall windows on its north side and is ready for your customized build-out. It currently has built-out offices, washrooms, a server room, and the space and plumbing for a kitchen.

- Full Floor
- Direct elevator access

\$14.00/SF
Net Rent

\$18.43/SF
Additional Rent

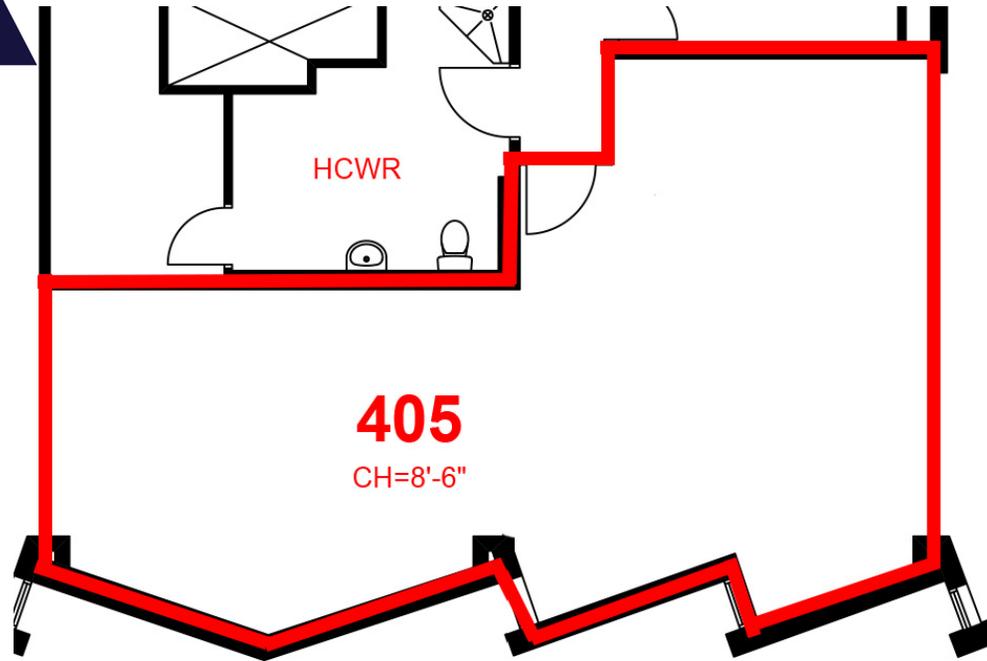
\$1,650,000
Sale Price

\$5,100/Mo.
Condo Fees

\$41,472/Yr.
Taxes (2025)

FLOOR PLAN

Suite 405
851*
Sq. Ft.



*Per BOMA

SUITE HIGHLIGHTS

This 851 sq. ft. turnkey suite offers new flooring and a built-out kitchenette, making it well suited for professional office use.

- Turnkey Office
- Built Out Kitchenette

\$14.00/SF
Net Rent

\$18.43/SF
Additional Rent

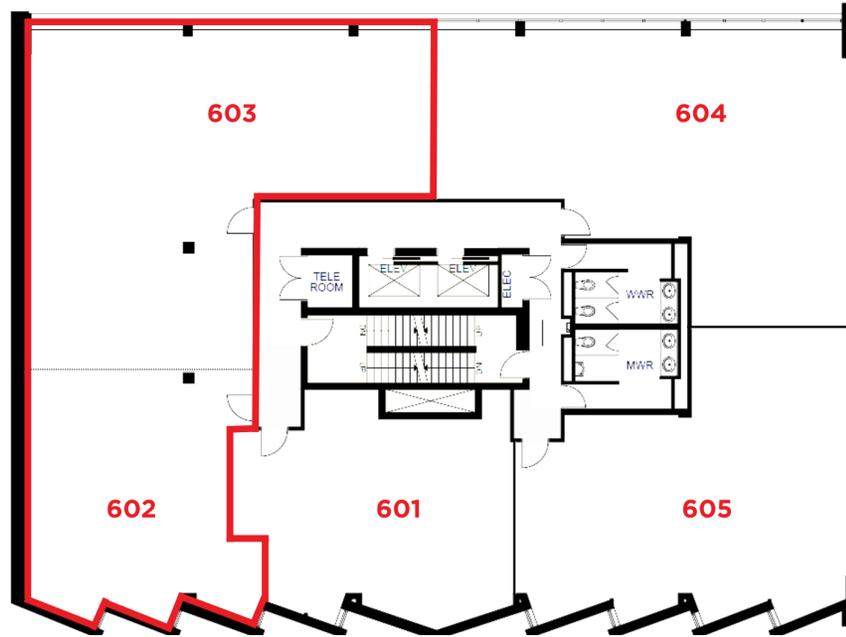
\$299,000
Sale Price

\$1,054/Mo.
Condo Fees

\$5,460/Yr.
Taxes (2025)

FLOOR PLAN

Suite 602/603
2,755*
Sq. Ft.



*Per BOMA



SUITE HIGHLIGHTS

Units 602/603 has wall-to-wall windows on its north side and is ready for your customized build-out. The unit is move-in ready, featuring new flooring and a built-in kitchenette.

- New flooring
- Recently updated washrooms

\$14.00/SF
Net Rent

\$18.43/SF
Additional Rent

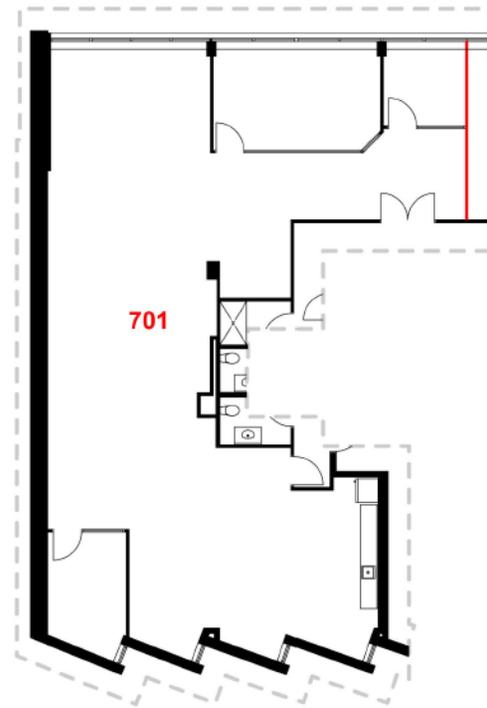
\$775,000
Sale Price

\$2,125/Mo.
Condo Fees

\$17,455/Yr.
Taxes (2025)

FLOOR PLAN

Suite 701
2,991*
Sq. Ft.



*Per BOMA

SUITE HIGHLIGHTS

This turnkey 2,991 sq. ft. unit features wall-to-wall windows and a north-facing solarium, and is built out with a private office, boardroom, and kitchenette.

- Solarium
- Turnkey office
- Built out office, boardroom & kitchenette

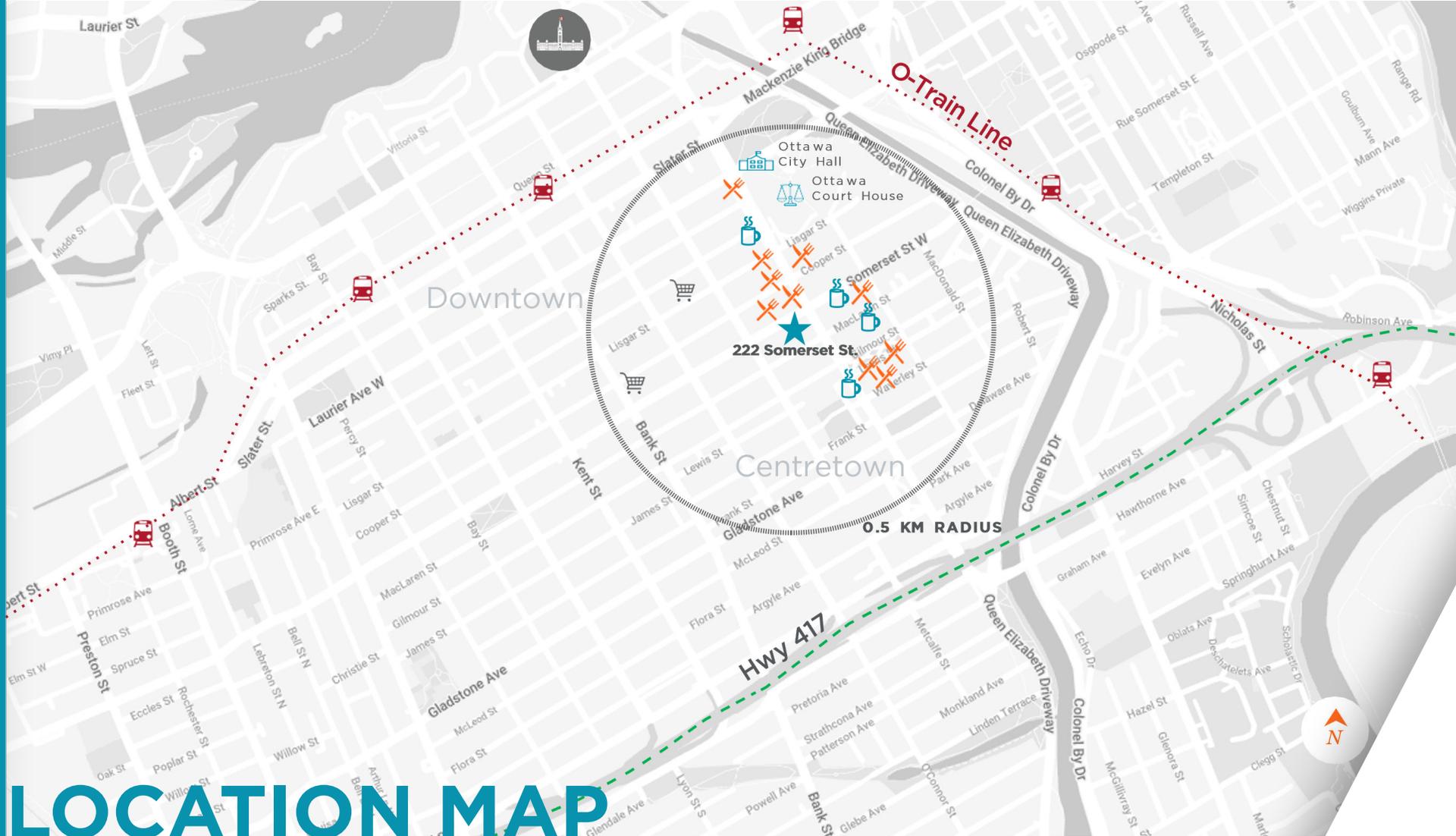
\$17.00/SF
Net Rent

\$18.43/SF
Additional Rent

\$1,050,000
Sale Price

\$2,211/Mo.
Condo Fees

\$22,038/Yr.
Taxes (2025)



LOCATION MAP



COFFEE SHOPS

- Euro Bistro
- Bridgehead
- Happy Goat Coffee Co.
- Second Cup Café



RESTAURANTS

- Beckta Dining & Wine
- The Whalesbone
- Johnny Farina
- Zak's Diner
- Harmons
- Pure Kitchen
- Als Steakhouse
- Giulia
- Gitanes
- Datsun



GROCERY

- Farm Boy
- Massine's Your Independent Grocer



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